

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

FORM WILL BE UPDATED TO NEWEST VERSION OF FORM FOR FINAL SUBMISSION—PLEASE DISREGARD
SECTION/PAGE NUMBERING

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets (NPS Form 10-900a).**

1. Name of Property

Historic name West Chatham Bungalow Historic District

Other names/site number _____

2. Location

street & number Bounded roughly by South Perry Ave. (east),
82nd Street (south), South Stewart Ave. (west),
and West 79th Street (north)

☐ not for publication

city of town Chicago

☐ vicinity

State Illinois code IL county Cook code 031 zip code 60620

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Signature of certifying official

Date

Title

Illinois Historic Preservation Agency
State or Federal agency and bureau

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency and bureau

West Chatham Bungalow Historic District
Name of Property

Cook County, Illinois
County and State

4. National Park Service Certification

I, hereby, certify that this property is:

Signature of the Keeper

Date of Action

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

5. Classification

Ownership of Property

(Check as many boxes as apply)

- | | |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private |
| <input checked="" type="checkbox"/> | public - Local |
| <input type="checkbox"/> | public - State |
| <input type="checkbox"/> | public - Federal |
| <input type="checkbox"/> | private |

Category of Property

(Check only **one** box)

- | | |
|-------------------------------------|-------------|
| <input type="checkbox"/> | building(s) |
| <input checked="" type="checkbox"/> | district |
| <input type="checkbox"/> | site |
| <input type="checkbox"/> | structure |
| <input type="checkbox"/> | object |

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
289	56	buildings
0	0	sites
0	0	structures
0	0	Objects
289	56	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

Chicago Bungalows

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/Single Dwelling

Domestic/Multiple Dwelling

Education/School

Current Functions

(Enter categories from instructions)

Domestic/Single Dwelling

Domestic/Multiple Dwelling

Education/School

West Chatham Bungalow Historic District
Name of Property

Cook County, Illinois
County and State

7. Description

Architectural Classification

(Enter categories from instructions)

Other: Chicago Bungalow/Craftsman

Materials

(Enter categories from instructions)

foundation: Concrete

walls: Brick

roof: Asbestos and Asphalt Shingles

other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

See Continuation Sheet

Narrative Description

See Continuation Sheet

8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Community Planning and Development;

Architecture

Period of Significance

1913-1930

Significant Dates

1913, 1930

Significant Person

(Complete only if Criterion B is marked above)

N/A

Cultural Affiliation

None

Architect/Builder

Various

Period of Significance (justification)

See continuation sheet

Criteria Considerations (explanation, if necessary)

See continuation sheet

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

See Continuation Sheet

Narrative Statement of Significance (provide at least **one** paragraph for each area of significance)

See Continuation Sheet

Developmental history/additional historic context information (if appropriate)

See Continuation Sheet

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets)

Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____

Primary location of additional data:

☐ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☒ Other

Name of repository: **Historic Chicago Bungalow Association**

Historic Resources Survey Number (if assigned):

10. Geographical Data

Acreage of Property STILL TRYING TO
FIGURE OUT HOW TO
CALCULATE THIS
(do not include previously listed resource acreage)

UTM References

(Place additional UTM references on a continuation sheet)

1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (describe the boundaries of the property)

See Continuation Sheet

Boundary Justification (explain why the boundaries were selected)

See Continuation Sheet

11. Form Prepared By

name/title **Carla Bruni**

organization **Historic Chicago Bungalow Association**

date **August 19, 2009**

street & number **One North LaSalle St., 12th Floor**

telephone **847-401-3587**

city or town **Chicago**

state **IL**

zip code **60602**

e-mail **CarlaBruni@gmail.com**

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive black and white photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Select properties, West Chatham Bungalow Historic District

City or Vicinity: Chicago, IL

County: Cook

State: IL

Photographer: Carla Bruni

Date Photographed: 2008-2009

Description of Photograph(s) and number:

1. 8037 S. Perry Ave, example of a non-contributing bungalow
2. Wentworth Ave
3. 8018-8020 S. Harvard Ave.
4. 8027 S. LaSalle, open front porch
5. 8024 S. Princeton, gable roof
6. 8029 & 8033 S. LaSalle, art glass
7. 8038 S. Perry Ave.
8. 8038 & 8042 S. Princeton Ave, complimentary brickwork
9. 8044 S. Princeton Ave, clipped gable
10. 8029 S. LaSalle, open front porch
11. 7938 S. Perry Ave.
12. 81st Street, stamped brick
13. 8046 S. Yale Ave.
14. 8023 S. Yale
15. 8101 S. LaSalle, Ted Lenart Regional Gifted Center

***Streetscapes included at end of nomination. (CURRENTLY IN PDF FORMAT SAVED ON DISK AS "WEST CHATHAM STREETSCAPES" in "FINAL PICTURES" FOLDER**

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, PO Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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West Chatham Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

Narrative Description

Summary Description

The West Chatham Bungalow District is located on the south side of Chicago, ten miles south of the city's commercial center. The district is discontinuous (for further information see Verbal Boundary Description and Boundary Justification sections), and roughly bounded by West 79th Street to the north, South Perry Avenue to the east, 82nd Street to the south, and South Stewart Avenue to the west. The following areas are encompassed:

Eastern portion of district:

Perry Avenue: 7900, 8000, & 8100 Blocks

LaSalle Street: 7900, 8000, 8100 Block (East side only for 8100 block)

81st Street between LaSalle and Wentworth

Western portion of district

Yale Avenue: 8000 Block (West side, and south of historic alley on east side)

Princeton Avenue: 8000 & 8100 Blocks

Harvard Avenue: 8000 & 8100 Blocks

Stewart Avenue: 8100 Block (East side only)

The district includes a total of 347 buildings. Brick Chicago bungalows form the bulk of the district, accounting for 281 of the primary structures. The district also includes 39 multi-family residential structures, the majority of which are brick two-flat buildings, one church built in the 1950s, one school on the east side of the 8100 S. LaSalle block, and 306 single-family structures, primarily Chicago bungalows built between 1914 and 1930. The buildings in the West Chatham Historic District reflect Chicago's booming growth during the first three decades of the twentieth century, and its need to construct affordable housing for a rapidly growing population. While many areas of the city responded either with luxury high-rise apartments or, at the other end of the spectrum, blocks of tenement housing, these new districts of single-family homes provided an alternative, accessible form of living for the middle classes and new populations of immigrants seeking the American dream.

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West Chatham Park lies in the southwestern portion of Chicago's South Side Chatham community. The once swampy area was not heavily populated until the 1920s, when residential construction and manufacturing in the area boomed. As of 1924, the 8000 block of Princeton Avenue did not have a single building on it, and its neighbor, Harvard Avenue, had only a single bungalow in the middle of the block.¹ The northern portion of the district developed more rapidly than the southern areas near 81st Street, but the southern portion caught up quickly during the second half of the 1920s, and even built an large elementary school on to accommodate the hundreds of families flooding the area. As with most neighborhoods, growth in the middle-class community slowed during the Great Depression, but began to rebound in the 1940s.² The homes in the district adhered to the unwritten rules regarding uniform setbacks and regular spacing between buildings that provided a feeling of continuity. Even homes built outside of the period of significance (post-1930) have similar massing and setbacks, maintaining the rhythm of the streetscapes; ranches and cape cods are constructed of materials like brick and limestone, keeping in harmony with their neighboring Chicago bungalows.

Brick Chicago bungalows form the bulk of the West Chatham Bungalow Historic district, accounting for 283 of the primary structures built within the period of significance. The district has 24 known architects, including Chicago architect Ernest Braucher, who alone designed over 80 Chicago bungalows in the district, most in partnership with developer Joseph B. Serrin. Braucher has designed bungalows in many other areas around the city, including the South Shore bungalow historic district, and is responsible for the earliest buildings (1913) and some of the latest homes (1928) in the West Chatham historic district. Although many architects and developers contribute to this district, it maintained a uniform scale and cohesiveness throughout its periods of rapid growth with common features such as low-pitched roofs with overhanging eaves, banded or grouped fenestration, decorative brickwork and limestone detailing.

The West Chatham Bungalow Historic District contains 34 buildings constructed past the period of significance (1913-1930), and 21 of the 347 structures have been altered in ways that are not easily reversible, rendering them non-contributing to the district. As is typical in most bungalow neighborhoods, there are many dormer additions and attic expansions. If dormers are set far enough back to leave the original façade intact, they do not affect the historic character of the building to the extent that it will be non-contributing. A total of 19 dormer/attic additions are conspicuous and/or

¹ The 1924 Sanborn insurance maps show little development in certain portions of the West Chatham Historic Bungalow District. Construction was well on its way in other areas, however, like the 7900 blocks of Harvard and Yale Avenues.

² <http://www.chicagoparkdistrict.com/index.cfm/fuseaction/parks.results.cfm> (Chicago Park District Website accessed April 12, 2009)

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too large to maintain the original appearance of the primary façade, and are thus non-contributing. Excessive use of simulated masonry (i.e. Perma-Stone) lead to a non-contributing status of two more bungalows. An example of a bungalow in the district that has undergone both an attic addition and been clad excessively with simulated masonry can be seen at 8037 S. Princeton (Image 1). The remaining 289 contributing primary structures in the district retain much of their original fabric and appearance, as outlined by the registration requirements of the Chicago Bungalow Multiple Property Listing.

SITE AND SETTING

The West Chatham Historic Bungalow District is a quiet, tree-lined neighborhood in Chicago, just one block of west of the I-94 Dan Ryan Expressway in Lake township. Though there is some traffic on 79th Street and Vincennes Avenue—the northern and western boundaries, respectively—the district remains insulated as homes are set back and not facing onto these streets. Another cushioning factor is West Chatham Park, which acts as a southern boundary for Harvard, Princeton and Yale Avenues. Stewart Avenue also borders the west side of the park. The district is largely made up of one-way streets, preventing traffic through the neighborhood and increasing safety for the families that these homes were built to shelter.

Wentworth Avenue, which rests in the center of the district, was not developed until after the period of significance, though it was a part of an industry in the area that no doubt employed many of West Chatham's residents. The wide median found in the center of Wentworth Avenue between 79th and 82nd Streets was once the site of a long spur (or track connection) that the Chicago Surface Lines and its successor, the Chicago Transit Authority, used for accepting shipments of supplies, streetcars and even some buses (Image 2, Wentworth median). Streetcars and buses were for many years shipped to Chicago by railroad flatcar. The spur on Wentworth Ave. connected the shops at 79th Street with the Chicago & Western Indiana Railway south of 83rd Street. There was never any streetcar passenger service on this segment. The CSL and CTA had a pair of small electric locomotives that were used on this section to move freight cars loaded with

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supplies (mostly track repair materials) that were delivered by railroad. The track was in place into the late 1970's/early 1980's but really hadn't seen much use after the streetcars were retired in 1958.³

25 block faces make up the West Chatham Bungalow Historic District, each containing between 15 and 20 individual lots, with the exception of 81st street between Wentworth Avenue and LaSalle Street, which has only nine. Lot sizes in the district range from 25 feet wide to 70 feet wide, but the average side of interior lots is approximately 25 feet wide and 125 feet deep. Corner lots and lots occupied by multi-unit dwellings are generally wider. All buildings face east or west, with the exception of homes on 81st Street, which face north and south. Also, all streets in the district are designated one-way traffic, except for 81st Street, and measure approximately 30 feet wide. The right-of-way on each block face includes street lawns fronting the street pavement, as well as sidewalks, which are consistently around four feet in depth. The majority of buildings are set back between 15 to 20 feet from the street.

All existing garages in the West Chatham Bungalow Historic District are frame structures—with the exception of a few concrete block structures from the 1950s—that have either been altered to such a degree that they are not contributing features to the district, or have been replaced altogether. Generally, garages occupy the rear portion of most lots, with garages on interior lots facing the alleys, and some garages on corner lots facing out onto the street.

MATERIALS AND STYLISTIC VARIATION

Overview

Bungalow neighborhoods, typically diverse in terms of the occupations and ethnic makeup of their populations, were also commonly the result of a patchwork effort of developers and architects. Some prolific architects contributed to the district, such as Ernest Braucher, who is responsible for close to a third of the contributing Chicago bungalows in the West

³ Emails with transportation historian Bruce Moffat, June 2009. Mr. Moffat has worked in various operations, planning, and capital grant administration capacities with the Chicago Transit Authority, Continental Air Transport and the Regional Transportation Authority. He has also authored numerous books and articles on various transportation history-related topics. He is also a long-serving Director of the Chicago Electric Railfan's Association (CERA), and has served as its President in several years.

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Chatham Historic Bungalow District, and F. A. Fielder, whose striking art deco facades set S. Yale Avenue apart from most other bungalow streetscapes in the district. However, many of the structures were constructed without the direct involvement of an architect. The large number of participants involved in building the area is typical, and can be seen in other historic bungalow districts around Chicago, such as North Mayfair, Talman West Ridge, and Rogers Park Manor. This is also the case with developers, who sometimes worked in conjunction with a favorite architect on entire blocks of homes—as was the case with developer J.B. Serrin and Earnest Braucher—but certainly a wide range of speculators and homeowners contributed to the district as a whole, leaving a distinct but cohesive stamp on the neighborhood.

While bungalows make up the bulk of the buildings, some multi-family residential structures are also found in the West Chatham district. Several two-flats and larger apartment buildings were built at the same time as the bungalow units on most streets in the area. Most of these are contributing structures within the period of significance, and have setbacks and materials that contribute to varied yet rhythmic streetscapes. Features such as grouped fenestration, projecting bays, decorative brickwork, and limestone detailing help to visually connect them to neighboring bungalows, while keeping them distinct from one another. An example of this can be seen in a row of two-flats from 8018 to 8030 S. Harvard where the buildings have similar forms and set-back entranceways, but each has distinct brick patterning and coloring, varied parapet designs, and unique limestone detailing. (Image 3: Two flats on Harvard)

The contributing bungalows in the West Chatham Bungalow Historic District are one and one half story rectangular brick structures with low rooflines, overhanging eaves, and brick and limestone detailing. Flat and polygonal bays with side entrances are most common in the area, though square bays with offset entrances can also be found, as seen at 8023 S. Yale Ave. Bungalows with open front porches like the one at 8027 S. LaSalle (Image 4: 8027 LaSalle), are not seen often in the West Chatham Bungalow Historic District, likely because these porches were typically built in the 1910s and the majority of the area was developed in the 1920s. Most of the bungalows have a low-pitched, hipped roof, adding a horizontal emphasis to the building, and dormer windows, which were often clipped in this neighborhood.

Though less common, some gable front rooflines can also be found in the district. These are generally “interrupted front gables,” resembling an enlarged gable dormer or pediment and covered not with brick, but with wooden clapboards, providing a visual break between façade and gable. An example of this can be seen at 8024 S. Princeton Ave. (Image 5:

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8024 Princeton). The majority of the roofs in the district are covered in either modern asphalt tile or asphalt sheet roofing over what was likely original asbestos shingle roofing. A few of the homes have also maintained their original art glass windows, like the neighboring bungalows at 8029 S. LaSalle, which has retained its bright green, blue, violet and taupe floral-motif glass, while 8033 S. LaSalle has vibrant art deco-style blue, green and yellow geometric patterns (Image 6: Art glass at 8029 LaSalle).

Brick is, without a doubt, the most common material used in the neighborhood, for both contributing and non-contributing buildings. Buildings occupying corner lots are usually clad in face brick on both street-facing elevations, although some of the buildings that front the grassy expanse of West Chatham Park do not have face brick on the side, such as 8152 S. Harvard. This is likely due to the demolition of some of the neighboring buildings when the Park District added this recreational space to the neighborhood in the late 1940s and 1950s. Buildings resting on interior lots feature face brick only on their primary façade, although bungalows with deeply recessed side entrances that fall back into gangways have substantial wrapping of face brick around that side of the building, extending just past the entranceway. Face brick in the district ranges from tans to yellows to deep reds and browns, as is typical of bungalow districts, and is used decoratively as a means to give each home character, despite the similar massing. Secondary materials include limestone, used for planters and brackets, window lintels and sills, copings, and decorative accents throughout the district, and wood elements used to construct doors, window frames, frame dormers, and back porches, most of which are now enclosed. Terra cotta tile roofs are rare in the district, and only seen on the hipped roofs that top the polygonal bays of the two-flats at 8009 and 8011 Princeton Ave.

The bungalow form became a house style that was national in scope, featured in popular magazines like *Ladies Home Journal*, *Good Housekeeping*, and *The Craftsman*, as well as in pattern books from Aladdin Homes of Bay City, Michigan, and Radford Architectural Company of Chicago. Building kits by Sears, Roebuck, Montgomery Ward, and other companies encouraged further popularization of the form. Because Chicago's population was booming during the peak of the bungalow's popularity during the first three decades of the twentieth century, the bungalow form is especially well represented in Chicago. The first Chicago bungalows in the West Chatham Bungalow Historic District sprouted up in 1914, but building moved at a trickling pace in the 1910s in West Chatham, with a scattered roster of homeowners hiring a handful of architects (E. Braucher, Lund, W. Hooper, and J. Reynertson) to realize their dreams. The mid to late 1920s

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saw a steady stream of building and rapid, larger scale development, and it was not until the collapse of the home building market and the onset of the Great Depression that bungalow construction tapered. This is apparent in bungalow districts throughout the city, as well as in West Chatham, where a boom of residential building occurred in the 1920s—about a third of the Chicago bungalows in West Chatham were built in 1925 alone—but where development came to a halt in 1930. The fact that so much of the district came to exist in a matter of just a few years has created an even more cohesive effect in terms of building style and materials. There are no antecedent bungalow forms—even the very first single-family homes in this district are sturdy, brick Chicago bungalows.

Trends of Architects and Developers in the District

Homes built towards the end of the period of significance (in the late 1920s) tend to have the most creative or elaborate brick patterning in the district. Some striking examples include the home at 8038 Perry (Image 7: 8038 Perry), which boasts saturated yellow brick work. Each individual brick unit has smooth, bright ends and a raked center that appears a brownish color, giving the brick both texture and contrast so that when stacked, the façade has a checkered appearance. The headers of this brick were also used to form soldier courses, and the polychromy is stunning, especially in conjunction with limestone details that pick up the yellows of the brick and create breaks in the patterning. Braucher used this technique with a similar polygonal, raked brick home with a hipped roof at 8043 Princeton—one of the few homes in the district that has also maintained its leaded glass.

Architect A.R. Durkee designed over 20 bungalows for developer William A Wilkin, all in 1925. While there was not much variation in his forms—all of his bungalows had either flat bays or three-sided polygonal bays—his creative and economical solution to creating diversity was to alternate the colors of face brick from home to home, and apply a unique, decorative band of brickwork between the eaves and windows on the primary façade. His most striking and playful example of this technique can be found at 8038 and 8042 Princeton. (Image 8: 8038, 8042 Princeton) These homes act as mirror images of each other; 8038 Princeton has yellow face brick with decorative red brick accents above and below two bands of double-hung windows on the primary façade, and 8042 Princeton has red face brick with yellow brick accents in the same places. This play on color even extends into the gangway between the two buildings with opposite-colored jack

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arches above the windows. Brick cheek walls are still intact on some of the homes in the district, despite typically being one of the more vulnerable components of bungalows, and are most often found flanking side entrances.

While the bungalows in the West Chatham area did little to counter the criticism over the monotony arising from identical bungalows packed tightly onto adjacent city lots, the benefit to standardized construction was obvious. The average cost to construct one of these brick bungalows was only around \$4,000-\$5,000. This was a great deal for developers like William A. Wilkin, who bought up much of the 8000 Harvard and Princeton blocks in 1925, acted as his own contractor much of the time, and sold the 23' x 45' x 20' bungalows for around \$8,000 each—still a manageable sum for the working class families moving to the area.⁴ All of the properties that Wilkin developed on Princeton Avenue were done in partnership with architect A.R. Durkee, who worked on over 20 properties for Wilkin, including a few homes on Harvard Avenue. It is possible that several more bungalows between 8015 and 8057 S. Harvard can also be attributed to Durkee and Wilkin as they are strikingly similar to other homes Durkee designed, but permits were not available for these properties. 8014, 8018, 8020, 8026, 8030, 8032, 8036, 8048, and 8050 S. Princeton have a side entrance and flat bay with two groupings of three double hung windows, limestone sills and details, and a decorative rectangular brick pattern (sometimes one large rectangle, sometimes two smaller ones) at the bottom half of the bay that extends to the ends of the window groupings at either end, adding to the symmetry and balancing out the weight of the façade. These also have a hipped roof and small frame dormer with two windows. Durkee distinguished these from one another by changing the color of face brick on each of them, varying hues from tan to dark brown, and by adding a unique decorative brick band between the eave and windows.

Another way Durkee varied the flat bay bungalows he designed was to top them with a clipped frame gable, as seen at 8044 Princeton (Image 9: Clipped frame gable). 8008 and 8010 Princeton, as well as the four homes Durkee designed on Harvard, all have three-sided polygonal bays, side entrances, hipped roofs that are squared at the bottom create dramatic overhangs over the angled corners of the façade, and slightly larger frame dormers than his flat bay properties (these have a group of three windows instead of two). The exception to his Harvard properties is the clipped frame gable that sits atop 8057 Harvard.

⁴ Chicago Building Permits, accessed on microfilm at the Chicago History Museum, February, 2009.

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While William Wilkin and his decision to work with A.R. Durkee certainly had an impact on the West Chatham Bungalow Historic District, his impact was not as great as that of James B. Serrin. Serrin worked exclusively with architect Earnest Braucher to build and design almost a third of the district. Braucher is responsible for buildings on LaSalle, Perry, Harvard, Stewart, and Princeton, spanning the entire district. Braucher's early bungalows on LaSalle Avenue (1916-1917) feature a variety of simpler forms. 7943 LaSalle has a flat bay with offset entrance, and 8027 to 8029 have an offset front entrance and full front porch—a rare site in this district, which was primarily developed in the mid to late 1920s (Image 10: 8029 LaSalle). These early bungalows also have hipped frame dormers so large that the almost reach to the front roofline of the home. At 7938 Perry another earlier bungalow (1916) can be found with a flat front bay and asymmetrical fenestration—a band of four double hung sashes on the left side of the bay and three on the right—divided by a brick pier, topped by a hipped roof and Braucher's typical early large frame dormer pushed near the front of the roofline (Image 11: 7938 Perry).

The architect's later work reflects a somewhat typical progression in Chicago bungalow districts. Braucher's homes on S. Harvard (late 1920s) all have a mixture of polygonal bays with side entrances and flat bays with offset entrances. Front facades generally have a band of four double hung sashes, and polygonal bays had an additional window at each corner. All roofs are hipped and have frame dormers—smaller dormers than Braucher's bungalows from the 1910s—and are either gabled, clipped or hipped. The brickwork was also more elaborate than earlier models, which had modest limestone detailing and relatively uniform face brick.

Braucher's work on Princeton Avenue, all from 1927 and 1928, is very similar to his work on Harvard Avenue. Many homes have polygonal bays, squared roofs with eaves that project over the clipped corners of the façade, header courses that run above windows bands and parallel limestone sill courses, and red, yellow, tan and brown face brick. Some squared bungalows with battered piers also rest along Princeton Avenue, as seen at 8118 Princeton—a modified version of the bungalow that Braucher designed at 7938 Perry Avenue over a decade earlier, which had squared piers and one more window stretched along each band.

The brickwork and attention to detail is especially evident in homes built at the later part of the period of significance. Evidence of this is seen on W. 81st Street, where raised patterns are found in the brick units themselves (Image 12:

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Stamped brick), which are stacked to form polygonal bays with battered piers. Recessed, offset entrances are topped with limestone keystones, some with decorative archways and many of the original wing walls are still in tact. Wide frame dormers top these homes, which connect the east and west part of the West Chatham district.

Without a doubt, the most striking and unique brickwork can be found on Yale Ave, another portion of the district that was constructed in the late 1920s. Over half of the homes on this street were developed by Robert Volk, designed by F. A. Fielder, and build for around \$4,000-\$5,000. Many of Fielder's bungalows have an unusual art deco influence—the brickwork creating strong and stylized geometric shapes. There are a few variations in the forms; some of the homes, like 8046 Yale (Image 13: 8046 Yale), have projecting piers that wrap around the primary band of windows, creating a squared central portion of the façade that steps inward. The same stepped brick design is used around the offset entrance of the home, making it appear as though it has collapsed inward slightly and emphasizing right angles. To create a sense of verticality of form, Fielder added a square dormer with a hipped roof and steeply pitched gables above the entryway, both of which project vertically above the primary roofline of the house. On homes that do not have a peaked gable above the entranceway, Fielder created a steeply pitched triangular “arch” above the front entrance, again emphasizing geometry and verticality (Image 14: 8023 Yale). The face brick color ranges from reds to browns to yellow to a light tan brick not seen elsewhere in the district. Limestone sills, copings and planter brackets adorn these homes like more typical bungalows.

While some of the bungalows and lot sizes are slightly larger than others, such as those on various corners lots and many of the homes on Perry and Yale Avenues, the general sizing and spacing of bungalows is consistent. There are no “bungaloids” or unusual or out of scale building forms within the boundaries of this district. Even multi-family buildings and homes built after the period of significance, such as cape cods and raised ranches, are to scale with contributing buildings, appealing to the same tradition of working class homeowners.

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STATEMENT OF SIGNIFICANCE

The West Chatham Bungalow Historic District meets the National Register Criteria outlined in the Chicago Bungalow Multiple Property Listing. With 291 contributing primary resources, 260 of which are brick Chicago bungalows, the district meets National Register Criterion A for local significance for being associated with events that contributed to broad patterns of Chicago history—the promotion of single family homeownership for city residents, countering the twentieth century trend towards increasing residential density that characterized Chicago's contemporary apartments and tenements. For Criterion A, the years of significance are 1913 to 1930, representing the first and last years of significance constructed within the district.

Possessed of a high degree of original architectural and urban integrity, the district also meets National Register Criterion C for local significance by embodying the characteristics of a distinctive type, period and method of residential construction—the bungalow. Early Chicago bungalow neighborhoods like West Chatham offered working class families the opportunity to own solid, thoughtfully designed homes and build communities within a quiet residential setting. While there was a wide range of architects, developers, builders, and ethnicities contributing to the tapestry of West Chatham, the steady, rhythmic streetscapes create a strong and consistent architectural fabric in the community. West Chatham was an opportunity for bungalow architects and developers to promote the attributes of the functioning, well-built, yet affordable Chicago bungalow.

The West Chatham Bungalow Historic District maintains a strictly residential urban pattern in sharp contrast to Chicago's nineteenth century communities, where residential and commercial and industrial activities overlapped in the built environment. Thus, West Chatham and other bungalow neighborhoods, with their distinctive land use patterns that anticipated Chicago's 1923 adoption of comprehensively zoned land uses and building restrictions, also represent a distinctive type as encompassed by National Register Criterion C. For Criterion C the years of significance are 1913 to 1930, indicating the dates of construction of the first and last significant buildings in the district.

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The development of the West Chatham neighborhood in the 1910s and 1920s was characterized by the rise and enormous popularity of Chicago bungalow neighborhoods between 1907 and 1930. During the first three decades of the twentieth century, Chicago's population doubled as 1.5 million additional residents settled into the city. During this same period, the number of owner-occupied housing units in Chicago rose from 86,435 in 1900 to 261,750 in 1930. The tens of thousands of one-and-one-half story brick bungalows built in the city's outlying neighborhoods between 1910 and 1930 stood at the forefront of the expansion of single-family homeownership. Built together, many times in entire blocs to form a veritable belt around the center city, the unprecedented form of the Chicago bungalow created an entirely novel form of Chicago urbanism. While facilitating the American dream of homeownership for many Chicago residents, neighborhoods like West Chatham created a harmonious and aesthetically cohesive residential landscape from open prairie and farmland.

While the West Chatham Neighborhood is part of several community areas—Chatham, Greater Grand Crossing, Auburn Gresham, and Roseland, the West Chatham Bungalow Historic District fits entirely within the boundaries of the Chatham Community Area.

In the mid 1800s, the area we now call Chatham was the referred to as “Mud Lake” to hunters, and as “Hogs Swamp” to the farmers who settled in the western region of the area.⁵ These descriptive names may shed some light on the slow growth of the area, but a sense of possibility for the land led to the draining of Mud Lake in 1860, and roads and streets were “thrown up in all directions” to accommodate farmers like George Steele and his Scottish farm hand, William Graham, who cultivated fifty-five acres of crops including oats, corn, barley, potatoes, and carrots, as well as kept cows for milk.⁶ The first buildings in the area, built in the 1860s, were corncribs between the 75th and 95th Street railroad tracks. These cribs were constructed by the Illinois Central Railroad for farmers who purchased the land from the them, and the corn that was stored in these buildings was often accepted by the railway company as a form of payment on mortgages during the financial depression of the 1860s.⁷ Chicagoan John L. Wilson began investing in Chatham in the 1830s, purchasing an eighty-acre tract of land from the U.S. Government for \$1.25 per acre from 83rd to 87th Streets, and from

⁵ Grossman, James R., Keatin, Ann Durkin, and Reiff, Janice L. *The Encyclopedia of Chicago* (Chicago: The University of Chicago Press, 2004), <http://www.encyclopedia.chicagohistory.org/pages/232.html>, “Chatham” (accessed March 10, 2009)

⁶ “The Vacant Lands Around Chicago--Geo. Steel's Farms.” *Chicago Press and Tribune*. June 30, 1860 p. 1.

⁷ Gregory, Mae. *Chatham 1856-1987: A Community of Excellence*. Harold Washington Library, Special Collections. 1989. p. 1.

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Cottage Grove to St. Lawrence Avenues.⁸ The name of the community area was actually taken from a 160-acre Chatham stock farm, owned by L.G. Fisher from Barnstable County, Massachusetts, the county seat of which was Chatham.⁹

While it may seem an ominous beginning, Chatham owes its early development to a train wreck. In the 1850s, the lines of the Illinois Central, Lake Shore, and Michigan Southern intersected in an area next to Chatham, and none of these lines used signals to warn of their crossing. The inevitable result was a massive train wreck that occurred in 1853, which killed 18 people and injured 40 more.¹⁰ Because of this fatal debacle, it was ordered that all trains reaching this intersection were forced to come to a complete stop before they could proceed, making the surrounding land easily accessible to all who rode these trains, and thereby a convenient place to settle. The stopping order remained in place until elevated tracks were built in 1912 at what is now the intersection of South Chicago Avenue, 75th Street, and Woodlawn Avenue.¹¹

The first families began to settle in Chatham from 1864-65. The earliest known settlers were John, Peter, and James Storms; John and Orville Field; Peter Cudmore; and the Nichols family.¹² Soon others followed, bringing about a community of around twenty families, each having several acres of land. Dairy farms began to sprout up in the western portion of Chatham, but soon the land was pointed towards industry.¹³ In the 1870s, Paul Cornell, at the time a young lawyer and the eventual founder of Hyde Park, established the Cornell Watch Factory at 76th and the Illinois Central tracks. Cornell had bought hundreds of acres of land in Chatham, and offered it free to anyone he could convince to build a factory on it to realize his dream of turning the area into a large manufacturing center.¹⁴ In 1889, Chatham was annexed to Chicago as part of the Village of Hyde Park and the town of Lake.¹⁵ Industry continued to grow, and by 1900, steel mills along the lakefront and Calumet River brought work to European immigrants who were beginning to move into the area.¹⁶

⁸ Hauser, Phillip M. "Local Community Fact Book for Chicago, 1950." University of Chicago, 1953, p. 182.

⁹ Gregory, Mae. *Chatham 1856-1987: A Community of Excellence*. Harold Washington Library, Special Collections. 1989. p. 1.

¹⁰ Ibid

¹¹ Ibid, p. 2.

¹² Ibid, p. 4.

¹³ Ibid, p. 4

¹⁴ Ibid, p. 4.

¹⁵ Ibid, p. 5.

¹⁶ Grossman, James R., Keatin, Ann Durkin, and Reiff, Janice L. *The Encyclopedia of Chicago* (Chicago: The University of Chicago Press, 2004), <http://www.encyclopedia.chicagohistory.org/pages/232.html>, "Chatham" (accessed March 10, 2009)

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As early as the 1890s, local Chicago transit systems could transport people near to what would become West Chatham. As early as 1890, a cable car ran along Cottage Grove from Pershing to 71st Street, though the line ended over two miles from the district. Just two years later, a streetcar ran along 75th and began at Vincennes, less than a mile from West Chatham.¹⁷ Despite some degree of accessibility, the area was still too isolated to attract much residential development at the time. There is no doubt that development could have begun much sooner as Chatham Fields, a 160-acre parcel of land very near to West Chatham, was in 1892 slated to be the site to erect the World's Fair Village for the Columbian Exposition.¹⁸ Chatham Fields, which encompassed 79th Street to the north, 83rd Street to the south, Cottage Grove to the east, and South Park Avenue to the west, seemed a promising location for the village, but despite ample financial backing, the project was scrapped due of difficulties in arranging for the building of elevated transportation in the area.¹⁹ At least that is what was reported—some articles imply that politics were the more likely culprit.

By 1913, people such as Samuel E. Knecht, the 51-year-old son of a wagon maker from Deerfield, IL, were selling off plots of land at the western end of Chatham on S. Perry Avenue—then called Federal Street—where the first homes in West Chatham began to appear on subdivided plots.²⁰ The first two buildings in the district were actually two-flats, one at 8034 Perry, and another just one plot over at 8040 Perry. The McIntosh Brothers were the developers of these properties, and hired Earnest Braucher—the architect responsible for over eighty bungalows in the West Chatham district—to design the two-story brick structures. The buildings mimic the appearance of many of the bungalows in the area, with brick and limestone detailing, polygonal bays, and offset front entrances. They were also economical, as they cost just \$9,000 each to build. Because these were in keeping with the setbacks, rhythm, and general style of the district, and because they provided attractive, affordable housing for the same populations as the rest of the district, these two-flats were included in the period of significance, even though they precede any bungalows by one year. These two-flats were also designed by the most influential architect of the West Chatham Bungalow Historic District, and are a significant part of the area's architectural story.

¹⁷ Gregory, Mae. *Chatham 1856-1987: A Community of Excellence*. Harold Washington Library, Special Collections. 1989. p. 84.

¹⁸ "Real Estate Firm Dissolved." *Chicago Daily Tribune*, Aug 18, 1892, p. 9

¹⁹ "Unable to Reach It: Inaccessibility May Defeat the Chatham Fields Project," *Chicago Daily Tribune*, Aug. 24, 1892. P. 1.

²⁰ Plat Book for Lots 11-14, Block 5, Section 33, Township 38, Range 14, located in the Cook County Recorder of Deeds Office, U.S. Census, 1870.

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Just a year later in 1914, Chicago style bungalows appeared at 8004 and 8019 S. Perry (formerly Federal Street)—both flat bay bungalows with offset front entrances and hipped roofs. 8004 Perry is a simple red brick home with squared piers and a heavy limestone frieze taken from a pattern book. The home was built for Polish immigrant Phil Byczek and finished in August of 1914 for a total cost of \$3,500.²¹ By 1930, Julius Horoath, a Hungarian immigrant who worked as a conductor for the railroad after emigrating to the U.S. in 1893, was the head of the household and lived with his three sons.²² 8019 Perry (Federal) was built for Axel Palm, a forty-one year old Swede who emigrated to the U.S. in 1903. Palm moved to West Chatham from the 32nd ward, where he lived as a boarder and house carpenter in a building filled entirely with Swedish transplants. After marrying in his late 30s, he became the first owner of the bungalow at 8019 Federal Street, which was completed in November of 1914 for \$3,000. Palm stayed in this home with his wife, Mary, for decades to come while he continued to work as a steel car company inspector.²³ The bungalows trickled in, with only about a dozen bungalows built in the district from 1916-1922 along Perry, LaSalle, and Yale, but building began boomed in the district for the next eight years. The development of West Chatham characterized the rise and enormous popularity of the Chicago bungalow neighborhoods in the early part of the 20th century. Bungalows offered dignified housing at a modest cost, and the 80,000 to 100,000 bungalows built between 1910 and 1940²⁴ illustrated the growing prosperity of Chicago's working families.

The first residents moving into the district were Hungarian, Swedish, Scottish, Dutch, Bohemian, Austrian and first generation American, indicating the cultural diversity from the earliest days of West Chatham. Railroad workers, carpenters and mechanics were among the first to move in—typical jobs for residents of the neighborhood. While the neighborhood was generally working-class, there was certainly a range of living styles and an interesting mix of neighbors on each street. According to the 1930 U.S. Census, Harry E. Canoll, a forty-two year old, Illinois-born dentist and his wife lived comfortably in a flat-bay bungalow with offset entrance at 8018 S. Harvard, for which they paid \$9,500. Only a few doors down, however, an Irish-born fireman named Patrick Canty lived with his wife, Margaret, and eight daughters in a polygonal bay bungalow that was essentially the same size, which they purchased for \$8,750. While Margaret didn't

²¹ Chicago Building Permits, 1914

²² U.S. Census, 1920

²³ U.S. Census, 1910, 1920, 1930. Also, World War I Draft Registration Cards, 1917-1918.

²⁴ Pacyga, Dominic A and Charles Shanabruch. *The Chicago Bungalow* (Chicago: Arcadia Publishing, 2001), p. 7.

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work, several of the Cauty daughters and many other women did have jobs in the West Chatham area did according to 1930 U.S. census reports, most often as secretaries, stenographers, salespersons or teachers.²⁵

While incomes and the number of inhabitants in a home sometimes fluctuated, the general size and look of the district remained consistent, except for a few notable exceptions. The unique bungalows found on S. Yale Avenue may actually owe some of their ingenuity and stylistic flair to Frank Lloyd Wright's son John. According to a 1929 Chicago Daily Tribune article, fifteen bungalows on Yale Avenue near 81st Street were to be built by Robert Volk and designed by John Lloyd Wright, who was said to be "incorporating a number of features he found in favor during a recent trip to Europe."²⁶ It appears that the Great Depression had an impact on Volk's plans for development, as he was originally planning to build ninety-nine homes in the district, spending over a million dollars, but permits do not show evidence of that scale of development by Volk.²⁷ While none of the building permits from the district show Wright as the architect, the striking brick designs found in many of the homes found on Yale Ave. in the West Chatham Bungalow Historic District are unique, not only within the district, but across Chicago. It is possible that although these homes are attributed to the more affordable architect F. A. Fielder, he may have taken cues from John Lloyd Wright's designs.

Certainly, as was the case with many South Side areas, West Chatham did not experience significant residential growth until the late 1910s to 1920s, when the post-World War I population boom created a scramble for new housing in previously undeveloped and underdeveloped parts of the city. By 1915, only a few homes had been completed within the boundaries of the district, but ten years later, there were over 100. Most staggering, however, is the next boom in the area, which occurred from 1925 to 1930, bringing the total number of Chicago bungalows and brick two-flats in the West Chatham neighborhood to about 300. Property values increased during the 1920s, and Chatham became a middle-class community of professionals, semi-professionals, and service workers. In 1926 the Chatham Chamber of Commerce was founded to promote the interests and development of the community. The population of the Chatham community area swelled from 9,774 in 1920 to 36,228 by the end of the decade, creating a need for libraries and schools.²⁸

²⁵ U.S. Census, 1930.

²⁶ "Start Work on 15 Bungalows in Yale Avenue." *Chicago Daily Tribune*, Oct 27, 1929, p. B9.

²⁷ Ibid, and Chicago Building Permits

²⁸ Grossman, James R., Keatin, Ann Durkin, and Reiff, Janice L. *The Encyclopedia of Chicago* (Chicago: The University of Chicago Press, 2004), <http://www.encyclopedia.chicagohistory.org/pages/232.html>, "Chatham" (accessed March 10, 2009)

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In 1928 Hookway Elementary School opened at 8101 S. LaSalle Street in the southeastern portion of the West Chatham district. (Image 15: Lenart School) The new school was named after Amelia Hookway, a Chicago native and school principal on the south side for more than 25 years.²⁹ The architect for the school was John C. Christensen, appointed the Board of Education's architect in 1921. This former Deputy Commissioner of Buildings had a passion for innovative and distinctive architecture for public schools, which he felt was sorely needed in order to excite more learning. One journalist described Chicago's public school buildings before Christensen as being "as attractive architecturally as a pickle factory—and just about as inspiring."³⁰ Christensen's ambitious new vision allowed for dozens of distinctive new school buildings to open in 1928 alone, bringing the number of elementary school seats up to 507,402 that year, accommodating what would be by far the largest enrollment numbers in Chicago's history.³¹

The large, red brick, neoclassical building served the neighborhood well through the decades, acting as the location for free concerts and various community events almost from the day it was built. Today, the school is known as the Ted Lenart Regional Gifted Center—a prestigious magnet school that meets or exceeds the state goals for standardized testing.³² Despite the change in name, alumni from Hookway as far back as the 1960s still remain involved with the school and organize reunions, a testament to what the school meant to them.

While the West Chatham district developed rapidly as a cohesive, family-oriented neighborhood back in the 1920s, the boundaries of the district are discontinuous due to a single railroad track located on what is now a broad median in the center of Wentworth Avenue. The spur track was once used for accepting shipments and moving equipment, but was never used for passenger service, which explains the later development of this block as a residential street (there were never any bungalows or homes within the period of significance built along this portion of Wentworth Avenue). Eventually, homes were built in the 1940s through 1960s, and the track was pulled up and turned into a wide median sometime in the late 1970s/early 1980s.³³

²⁹ "Hookway School Named for Principal, Author" *Chicago Daily Tribune*, Mar 17, 1966, p. J1.

³⁰ "Make Every New School Original is New Method" *Chicago Daily Tribune*, Jan 22, 1922, p. 22.

³¹ "Schools Open Tuesday; Ready for Half Million" *Chicago Daily Tribune*, Aug 29, 1928, p. 29.

³² "The A+ Team" Chicago Magazine. <http://www.chicagomag.com/Chicago-Magazine/October-2006/The-A-Team/> (accessed July 20, 2009).

³³ Email exchanges with CTA Historian Bruce Moffat

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There was little growth in the contributing portions of West Chatham in the 1930s due to the depression, but in the 1940s, development picked up again and many Jewish families began taking up residence in Chatham. At the close of World War II, the Chicago Park District initiated a ten-year plan to create new parks in under-served and rapidly-growing areas of the city, including the western section of Chatham. In spring 1948, a group of community residents and the local alderman, William Murphy, appeared before the park board, recommending the site's acquisition, and within a few years West Chatham Park had an athletic field and playground equipment.³⁴

At around the same time, there was a large African American migration around the country from the South to the North and West seeking employment. The non-white population in Chicago moved from 282,244 in 1940 to 509,437 in 1950, creating a massive housing shortage for African Americans, and creating tensions with white residents. Racial tensions were high in the 1940s and 50s in areas like Park Manor, just two miles north of Chatham, and violence exploded via sticks, bricks and fires.³⁵ Fortunately for Chatham, the early and fruitless battles fought in areas like Park Manner taught residents that violence would only destroy their neighborhood. This is not to say that African American residents were given a warm welcome in Chatham. The Chatham Improvement Association (not to be confused with the recent West Chatham Improvement Association of more recent years) tried in vain to keep the community "white," while many residents feared that property values would decline and crime would increase.³⁶ Fortunately, other groups like the Organization for the Southwest Community were formed to try and help bring about a more peaceful transition in the area and to stabilize neighborhoods.³⁷ In an effort to avoid the same kind of violence that other nearby neighborhoods were experiencing, several area churches welcomed new residents into their congregations, and by 1955, the Chatham-Avalon Park Community Council began to include African American residents in their organization.³⁸ Owing partly to the scare tactics of some real-estate agents, however, whites left Chatham in large numbers in the 1950s and 1960s. According to

³⁴ http://www.chicagoparkdistrict.com/index.cfm/fuseaction/parks.detail/object_id/F756BED3-23FC-4D6A-A566-BC09147BF5DF.cfm (Chicago Park District website, accessed April 4, 2009)

³⁵ Hirsch, Arnold R. *Making the Second Ghetto*. (New York: Cambridge University Press, 1983), p. 64.

³⁶ Johnson, Philip A. *Call Me Neighbor, Call Me Friend: The Case History of the Integration of a Neighborhood on Chicago's South Side*. (New York: Doubleday & Company, Inc. 1965), 43-44.

³⁷ Gregory, Mae. *Chatham 1856-1987: A Community of Excellence*. Harold Washington Library, Special Collections. 1989. p. 22. Bombings and window smashings occurred as African American communities began entering communities like Beverly, Morgan Park, and West Chatham, see also "Southwest Community Seeks Racial Harmony," Chicago Daily Defender, 2, November, 1960, page A6.

³⁸ Grossman, James R., Keating, Ann Durkin, and Reiff, Janice L. *The Encyclopedia of Chicago* (Chicago: The University of Chicago Press, 2004), <http://www.encyclopedia.chicagohistory.org/pages/232.html>, "Chatham" (accessed March 10, 2009)

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1930s census reports, a homeowner could purchase a Chicago bungalow for approximately \$8,000 to \$9,000, but over 30 years later, a four-bedroom bungalow with garage was advertised for sale at a mere \$16,000.³⁹ Construction on the Dan Ryan Expressway took place from 1958-1962, but the decade had found the community celebrating a centennial amid turmoil and with a feeling of uncertainty about the future, especially on the other side of the expressway in East Chatham, where racial tensions were higher.⁴⁰

Despite some difficult periods of racial changeover, Chatham has the rare distinction of being perhaps the only neighborhood in Chicago that developed from a European American middle-class community into a middle-class African American community⁴¹—in fact, 98% of the population was reported to be African American in the 2000 U.S. Census. In the 1990s, property neglect, crime, and economic insecurity were on the rise in Chatham, and a declining and ageing population seemed to threaten the stability and success of the neighborhood.⁴² The efforts of community groups and residents to create revitalization projects, and a stubbornness among homeowners to ensure the success of their pocket of the city lead to improved living conditions. After all, the strict property standards of Chatham and high levels of community organization are precisely what drew many middle-class African Americans to the area in the first place.⁴³ Evidence of this today can be seen in the amount of pride and effort taken in maintaining homes and landscapes in the West Chatham Bungalow Historic District.

³⁹ "Classifieds," *Chicago Daily Defender*, 28 April 1960, page 25.

⁴⁰ Gregory, Mae. Chatham 1856-1987: A Community of Excellence. Harold Washington Library, Special Collections. 1989. p. 34.

⁴¹ <http://chicagoweekly.net/2008/09/25/best-of-the-south-side-2008-grand-crossing-chatham/#more-471>. Chicago Weekly's "Best of the South Side 2008: Grand Crossing & Chatham" online article. Accessed May 12, 2009)

⁴² Grossman, James R., Keating, Ann Durkin, and Reiff, Janice L. The Encyclopedia of Chicago (Chicago: The University of Chicago Press, 2004), <http://www.encyclopedia.chicagohistory.org/pages/232.html>, "Chatham" (accessed March 10, 2009)

⁴³ Ibid.

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West Chatham Bungalow District
Chicago, Cook County, Illinois
Chicago Bungalows MPS

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GEOGRAPHICAL DATA

Verbal Boundary Description

The West Chatham Bungalow District has a discontinuous boundary that includes two areas. The eastern portion of the district is bounded by 79th Street to the north, Perry Avenue to the east, 82nd Street to the south, and Wentworth Avenue to the west. The western portion of the district is bounded by 80th Street to the north, Yale Avenue to the east, West Chatham Park to the south, and Stewart Avenue to the west. An historic alleyway also cuts through the east side of Princeton Ave., each side of Yale Ave. through to Wentworth Ave. This alleyway can be clearly seen on the City of Chicago Zoning Maps, though it is no longer used as an alleyway. Homes on either side of the alley have taken over the unused roadway, though legally, they do not own this space. The northern portion of the east side of Yale Avenue was developed at a later time than the cluster of bungalows to the south of the alley. As a result, the boundaries do not include the properties north of the historic alleyway.

Boundary Justification

A discontinuous boundary is appropriate for the district because it incorporates resources that developed simultaneously, but are not adjoining due to a railroad spur once located along Wentworth Avenue. The boundaries meet the National Register's Exception Guidelines as laid out in Bulletin 16A. The bulletin states, "A historic district may contain discontinuous elements only under the following circumstances: When a portion of a district has been separated by intervening development or highway construction and when the separated portion has sufficient significance and integrity to meet the National Register criteria."

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Photographs

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